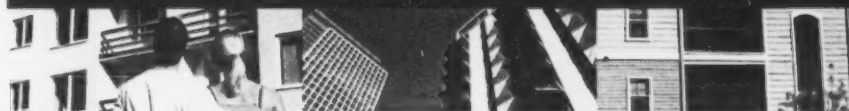# RENTAL MARKET REPORT
St. Catharines-Niagara CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The apartment vacancy rate in the St. Catharines-Niagara Census Metropolitan Area (CMA) decreased to 3.2 per cent from the previous year, dipping below four per cent for the first time in six years.

- The average rent for a two-bedroom unit in existing structures increased by 1.5 per cent.

- In 2012, the vacancy rate will increase to 3.4 per cent. Improving employment prospects and rising incomes will encourage some renters to transition to homeownership. However, increased migration will support rental housing demand and limit the vacancy rate increase next year.
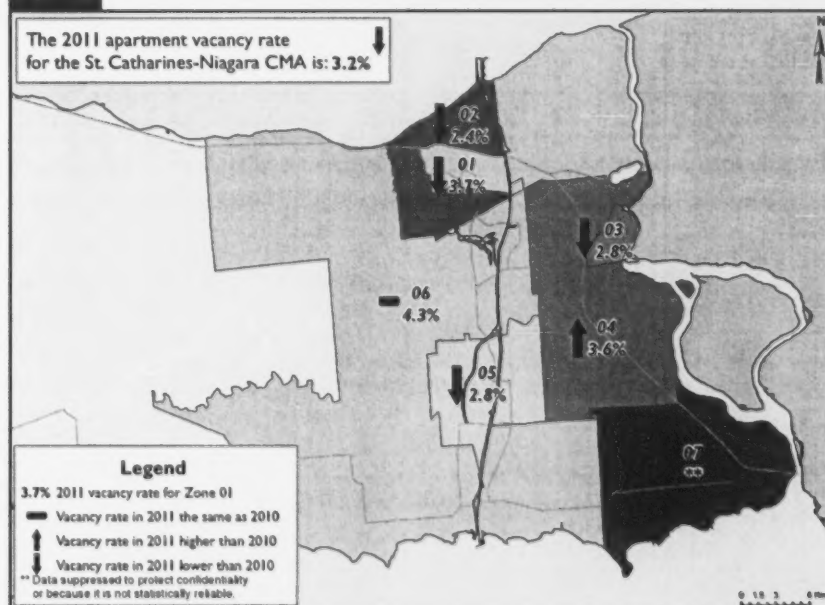
Figure 1

The 2011 apartment vacancy rate for the St. Catharines-Niagara CMA is: **3.2%**

Legend

3.7% 2011 vacancy rate for Zone 01

— Vacancy rate in 2011 the same as 2010

↑ Vacancy rate in 2011 higher than 2010

↓ Vacancy rate in 2011 lower than 2010

** Data suppressed to protect confidentiality or because it is not statistically reliable.

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Vacancy Rate Moves Lower

According to the CMHC's 2011 Fall Rental Market Survey, the vacancy rate for private rental apartment buildings with three or more units declined from 4.4 per cent last year to 3.2 per cent. In the previous five years, vacancy rates in St. Catharines-Niagara CMA (hereinafter Niagara) were relatively stable and averaged 4.3 per cent. In 2011, amongst the 15 major centers in Ontario, only Windsor, London, Peterborough and Hamilton have higher vacancy rates.

Although some renters moderated their discretionary spending pertaining to big ticket items, such as purchasing a home, there was a shift out of lower-end rentals in 2011. When looking at vacancy rates for two bedroom apartments by rental quintile, there was a decrease in the vacancy rate for all units renting above the lowest quintile. The only increase in vacancy rate by quintile was for similar units renting at or below the lowest quintile.

Not surprisingly, the vacancy rate for bachelor apartments is the highest for all bedroom types. It declined for all other apartment bedroom types in 2011. The vacancy rate by structure size show the biggest decreases in rate were for buildings containing 100 or more apartments. It went from 6.6 to 2.3 per cent. These buildings are usually located in larger centers, like Niagara Falls and St. Catharines, and command higher rents. Larger centers will typically attract more young people, students and newcomers because of higher employment opportunities.

Availability rate down also

The availability rate also declined from the previous year. A rental unit is considered available when it is vacant or when the existing tenant has given notice to move and a new tenant has not yet signed a lease. The availability rate serves as an indicator on whether people are leaving the rental market to move, for example, into homeownership, or back to their parent's homes or to a shared apartment. The availability rate decreased from 6.1 per cent last year to 5.3 per cent in 2011. The gap between the vacancy and availability rate increased in 2011. This suggests that landlords were able to find new tenants faster once an existing tenant gave notice

Rental housing demand increase

There are several factors on both the demand and supply sides that contributed to a decrease in the rental vacancy rate. On the demand side, global financial uncertainty, as well as slow economic growth in the United States, has tempered the growth of homeownership in Niagara, particularly at the beginning of 2011. At this time, the sales-to-new listings ratio was declining, indicating that fewer first-time buyers were present in the existing home market. The outflow of renter households into homeownership was curtailed by the uncertainty despite still low mortgage rates. Many potential first time homebuyers postponed their decisions to purchase a home until global financial markets stabilize. The decline in demand for homeownership resulted in an increase in demand for

rental accommodations. The number of occupied apartments grew by 179 units in 2011.

In addition to the slower movement to homeownership, demographic changes also supported rental demand. Population projections for Niagara show that the 20-24, 25-29 and 30-34 age groups all increased in numbers in 2011 from last year and will continue to do so in the next few years[1]. These age groups typically consist of renters and first time buyers. The employment situation has improved in the last two quarters particularly for 15-24 year olds, but also for 25-44 year olds. With employment prospects improving and full time employment trending up for both age groups, more young people will choose to rent by themselves, or with a room-mate, as opposed to living at home with their parents.

Fewer migrants to Niagara in 2011

Migration, particularly immigration, supports rental housing demand because many people new to an area tend to rent for several years. Following several years of growth, immigration to Ontario in the first half of 2011 was lower than it was a year earlier, a trend which likely affected Niagara. Given the strength of immigration over the last few years, it is likely many of them are still renting, supporting rental demand in 2011.

Student enrolment increase

There has also been an increase in the number of students from Canada and around the world enrolling in post-secondary education institutions in Niagara. In 2010, there was a 48 per

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[1] Source: Government of Ontario, Population Projections 2009-2036

cent increase from the previous year of international students enrolled in Ontario colleges[2]. At Brock University, for bachelor's and first professional degree students only, there was a 23 per cent increase in international student enrolment in 2010 from the previous year. In 2011, total full time enrolment (FTE) at Brock increased by three per cent. The total FTE enrolment in 2010-11 is the highest in Brock's history[3]. An increasing number of local and international students are also able to rent off campus. According to a survey done by the Ontario College Application Services (OCAS), the majority of students surveyed in 2010 had a full time (19 per cent) or part time job (43 per cent)[4].

Rental stock holds steady

On the supply side, the total number of private apartments in the rental universe decreased marginally from last year. There were slight increases in the universe for bachelors, or apartments with two and three or more bedrooms, but those increases were offset by a decrease in one bedroom apartments. There are no apartment rental completions recorded thus far in 2011. If you include townhomes, the total number of units offered on the rental market in 2011 is exactly the same as last year.

Average rent increase greater than provincial guideline

The increase in demand for rental accommodations, along with fewer available rental units, put upward pressure on the percentage change in

Figure 2

Apartment Vacancy Rate Down in 2011

Source: CMHC

average rent for private apartments. The change in average rent for all apartment bedroom types common to the 2010 and 2011 surveys was 1.6 per cent, more than double the provincial guideline of 0.7 per cent. Units that turnover are not subject to rent controls. Turnover in 2011 allowed units to move closer to market rent – supporting above guideline increases in rents.

Rental affordability index decreases

The affordability index relates renter incomes to rents. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a median priced two-bedroom apartment. As the rental affordability index decreases, the market becomes less affordable. The rental affordability index for Niagara decreased to 95 in 2011. Niagara

is estimated to have become less affordable over the past year since median renter income grew slower than median rents.

Rental Market Outlook

The average apartment vacancy rate will increase slightly to 3.4 per cent in 2012. Increased first-time home buying in the first half of 2012 will put upward pressure on the vacancy rate. With incomes expected to increase faster than home prices and interest rates expected to remain low, this will support demand among first time buyers.

An increase in the rental stock in 2012 will also put upward pressure on vacancy rates. The rental market universe for apartments with three or more units has decreased every year since 2005, except in 2009. The stock of rental apartment units

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[2] Source: OCAS enrolment cube, November enrolment count (2011 Environmental Scan-Colleges Ontario)

[3] Source: Brock University, Office of Institutional AnalysisSource: Brock University, Office of Institutional Analysis

[4] Source: OCAS enrolment cube, November enrolment count (2011 Environmental Scan-Colleges Ontario)

began shrinking when vacancy rates jumped from 2.7 to 4.3 per cent in 2006, indicating developers are quite attuned to market conditions. They responded quickly to the tightening in the rental market which has occurred this year. There have been more rental housing starts in 2011 (180 starts) than in the previous four years combined. Almost all of them are apartment units. Developers have also responded to the demands of an aging population in Niagara. Thus far in 2011, there were 118 building permits issued for the conversion of non-residential buildings into rental units which will grow the number of private apartments in the universe next year. One project is currently underway in Niagara to convert a non-residential building into studios and one bedroom apartments for a clientele base 60 years old and over.

However, other factors will support demand for rental housing, which will limit the vacancy rate increase next year. A declining unemployment rate combined with population growth for the 20 to 29 age demographic will strengthen demand for rental housing.

The number of senior households in the region will also increase as more retirees from the Greater Toronto Area move to Niagara. Some will opt for rental accommodation. Demand for rental housing will also be supported by increased international migration to Niagara and higher student enrolment in Niagara colleges and universities. Many of these

newcomers will choose to rent at first and many students will choose to rent off campus.

With the vacancy rate increasing again, the average rent in Niagara in 2012 will grow at a slower rate than the 3.1 per cent rent review guideline amount. The average two-bedroom will reach $845.

Figure 3

Niagara Rental Housing Starts

Source: CMHC

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557), and Sherbrooke ($577).
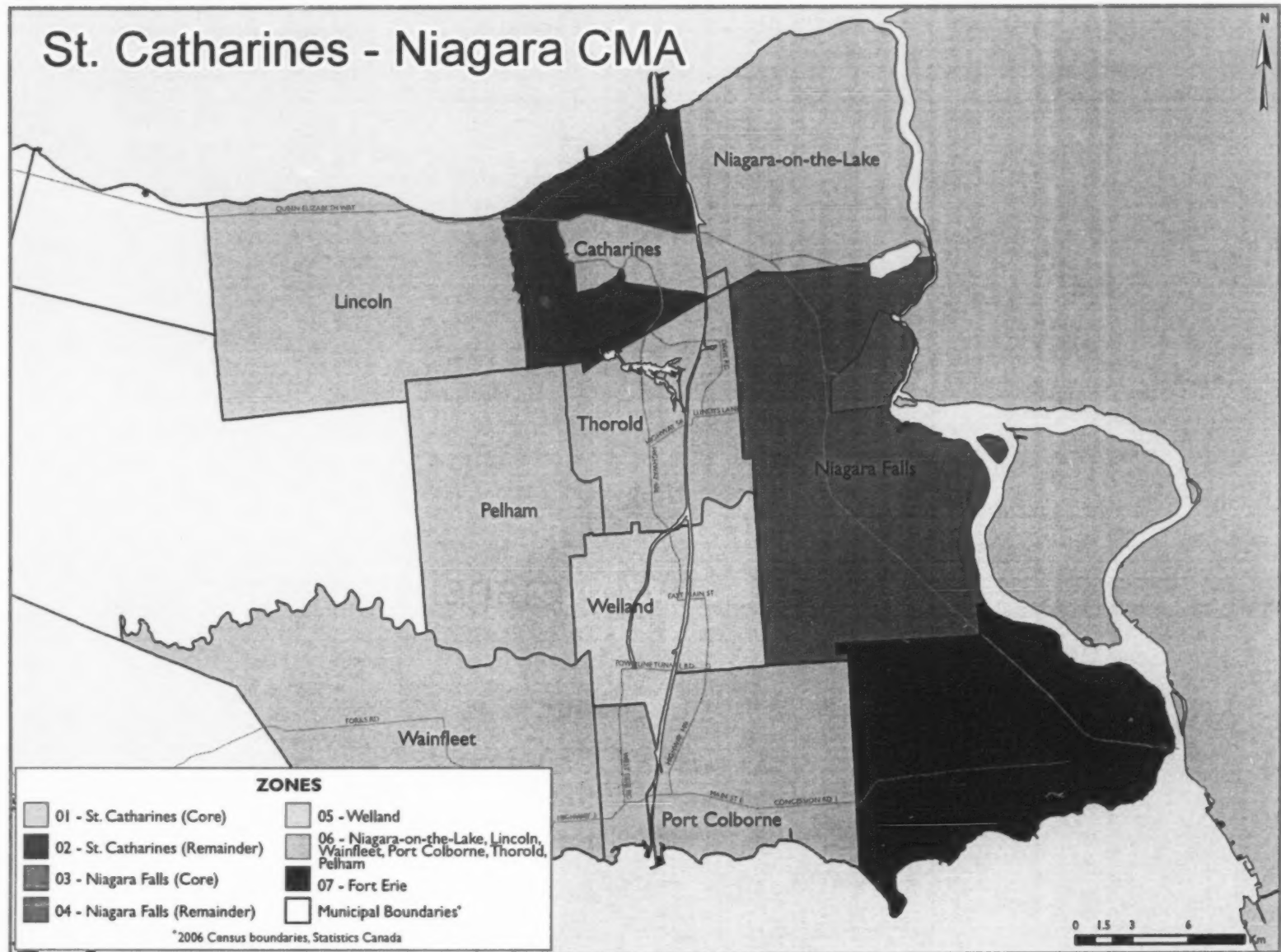
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	2.6	2.2

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).

St. Catharines - Niagara CMA

N

Niagara-on-the-Lake

Catharines

Lincoln

Thorold

Pelham

Niagara Falls

Welland

Wainfleet

ZONES

01 - St. Catharines (Core)

02 - St. Catharines (Remainder)

03 - Niagara Falls (Core)

04 - Niagara Falls (Remainder)

05 - Welland

06 - Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham

07 - Fort Erie

Municipal Boundaries*

Port Colborne

*2006 Census boundaries, Statistics Canada

0   1.5   3   6   Km

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	St. Catharines (Core)
Zone 2	St. Catharines (Remainder)
Zones 1-2	St. Catharines City
Zone 3	Niagara Falls (Core)
Zone 4	Niagara Falls (Remainder)
Zones 3-4	Niagara Falls City
Zone 5	Welland
Zone 6	Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
Zone 7	Fort Erie
Zones 1-7	St. Catharines-Niagara CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:
1.1.1	Vacancy Rates (%) by Zone and Bedroom Type
1.1.2	Average Rents ($) by Zone and Bedroom Type
1.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4	Availability Rates (%) by Zone and Bedroom Type
1.1.5	Estimate of Percentage Change (%) of Average Rent
1.2.1	Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2	Average Rents ($) by Year of Construction and Bedroom Type
1.3.1	Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2	Average Rents ($) by Structure Size and Bedroom Type
1.4	Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:
1.3.3	Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:
2.1.1	Vacancy Rates (%) by Zone and Bedroom Type
2.1.2	Average Rents ($) by Zone and Bedroom Type
2.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4	Availability Rates (%) by Zone and Bedroom Type
2.1.5	Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:
3.1.1	Vacancy Rates (%) by Zone and Bedroom Type
3.1.2	Average Rents ($) by Zone and Bedroom Type
3.1.3	Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4	Availability Rates (%) by Zone and Bedroom Type
3.1.5	Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data
4.1.1	Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2	Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3	Rental Condominium Apartments - Average Rents ($)
4.2.1	Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1	Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2	Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipeg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data
5.1	Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2	Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	2.2 c	**	6.2 b	3.8 c	4.1 c	3.2 c	**	4.7 d	5.0 b	3.7 b
Zone 2	6.1 c	6.6 c	2.1 a	1.3 a	3.5 b	2.7 a	4.2 b	3.0 c	3.2 a	2.4 a
St. Catharines (Zones 1-2)	3.8 c	**	4.0 b	2.5 a	1.7 b	2.9 a	4.6 b	3.4 c	3.3 a	2.9 a
Zone 3	**	**	4.0 d	2.9 c	6.6 c	2.3 c	0.0 d	**	5.6 c	2.8 b
Zone 4	3.2 d	**	0.7 a	5.9 c	2.5 a	2.1 b	1.9 c	**	2.0 a	3.6 b
Niagara Falls (Zones 3-4)	**	**	2.9 c	1.0 c	4.3 b	2.2 b	1.3 a	7.0 c	4.1 b	3.1 b
Zone 5	**	0.0 d	**	3.4 d	**	3.3 c	**	0.0 c	6.8 c	2.8 c
Zone 6	0.0 d	**	5.4 c	4.1 c	3.0 b	4.8 c	2.0 c	**	3.7 b	4.3 b
Zone 7	n/s	**	**	**	4.6 d	**	**	**	4.3 d	**
St. Catharines-Niagara CMA	4.3 c	5.0 d	4.7 b	3.2 b	4.4 a	3.1 b	3.7 c	3.2 c	4.4 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	529 a	548 a	685 a	684 a	820 a	808 a	920 a	890 a	743 a	741 a
Zone 2	599 a	643 a	752 a	766 a	888 a	903 a	1,067 a	1,063 a	851 a	869 a
St. Catharines (Zones 1-2)	556 a	587 a	720 a	725 a	863 a	870 a	1,041 a	1,023 a	807 a	817 a
Zone 3	494 b	490 b	658 a	674 a	808 a	823 a	869 b	903 a	742 a	760 a
Zone 4	474 b	529 a	712 a	726 a	805 a	838 a	850 a	862 a	783 a	805 a
Niagara Falls (Zones 3-4)	490 b	504 a	674 a	690 a	807 a	829 a	859 a	876 a	759 a	778 a
Zone 5	454 b	503 a	643 a	662 a	759 a	779 a	775 b	792 b	715 a	734 a
Zone 6	588 c	522 b	649 a	646 a	755 a	779 a	841 b	919 b	722 a	733 a
Zone 7	n/s	n/s	619 a	675 a	736 a	791 a	**	852 a	702 a	761 a
St. Catharines-Niagara CMA	528 a	555 a	689 a	699 a	817 a	833 a	918 a	926 a	769 a	785 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent $(0 \leq cv \leq 2.5)$, b - Very good $(2.5 < cv \leq 5)$, c - Good $(5 < cv \leq 7.5)$, d - Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	198	189	1,509	1,470	1,329	1,381	94	100	3,130	3,140
Zone 2	118	110	1,630	1,634	2,526	2,546	478	485	4,752	4,775
St. Catharines (Zones 1-2)	316	299	3,139	3,104	3,855	3,927	572	585	7,882	7,915
Zone 3	62	64	641	649	1,081	1,087	60	60	1,844	1,860
Zone 4	19	19	300	287	846	817	134	128	1,299	1,251
Niagara Falls (Zones 3-4)	81	83	941	936	1,927	1,904	194	188	3,143	3,111
Zone 5	89	90	995	999	1,395	1,390	278	277	2,757	2,756
Zone 6	47	52	478	513	867	894	94	96	1,486	1,555
Zone 7	9	10	257	179	294	288	26	28	586	505
St. Catharines-Niagara CMA	542	534	5,810	5,731	8,338	8,403	1,164	1,174	15,854	15,842

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	4.2 d	**	7.7 b	5.4 b	6.6 b	5.6 c	7.3 c	**	7.0 b	5.6 b
Zone 2	11.3 c	7.5 c	4.6 a	3.6 a	5.6 b	4.6 a	6.7 b	5.4 c	5.5 a	4.4 a
St. Catharines (Zones 1-2)	7.0 c	**	6.0 a	4.5 b	5.9 a	4.9 a	6.8 b	5.7 c	6.1 a	4.9 a
Zone 3	**	**	5.5 d	3.4 c	7.5 b	4.4 c	**	**	6.9 b	4.3 c
Zone 4	**	**	1.3 a	8.8 b	4.3 b	4.2 c	1.9 c	8.1 c	3.4 b	5.8 b
Niagara Falls (Zones 3-4)	**	**	4.2 c	5.1 b	6.1 b	4.3 c	2.4 c	8.2 c	5.5 b	4.9 b
Zone 5	**	0.0 c	**	5.5 d	7.5 c	6.8 c	**	**	7.7 c	6.0 c
Zone 6	0.0 d	**	7.6 b	5.1 c	3.6 b	6.8 c	3.0 c	**	4.8 b	5.8 b
Zone 7	n/s	**	**	**	5.1 d	**	**	**	5.4 d	9.1 c
St. Catharines-Niagara CMA	6.7 c	**	6.4 a	5.0 a	6.0 a	5.4 a	5.3 c	5.8 c	6.1 a	5.3 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1]
by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor Oct-09 to Oct-10	Bachelor Oct-10 to Oct-11	1 Bedroom Oct-09 to Oct-10	1 Bedroom Oct-10 to Oct-11	2 Bedroom Oct-09 to Oct-10	2 Bedroom Oct-10 to Oct-11	3 Bedroom + Oct-09 to Oct-10	3 Bedroom + Oct-10 to Oct-11	Total Oct-09 to Oct-10	Total Oct-10 to Oct-11
Zone 1	++	3.0 d	1.1 d	1.9 c	1.1 a	1.0 d	++	3.3 d	1.0 a	2.1 b
Zone 2	2.1 b	1.6 c	2.9 b	1.7 b	2.2 b	2.5 a	3.3 c	1.5 b	2.7 a	1.9 a
St. Catharines (Zones 1-2)	1.9 c	2.0 c	2.2 b	1.9 b	1.8 b	1.9 b	2.6 b	1.9 b	2.0 a	2.0 a
Zone 3	2.3 b	++	2.8 b	++	1.9 b	2.3 b	3.7 c	++	2.0 b	2.2 b
Zone 4	++	**	++	1.8 c	1.0 a	1.4 a	++	2.4 b	0.7 a	1.5 a
Niagara Falls (Zones 3-4)	++	**	1.9 b	++	1.5 b	1.9 a	1.8 c	1.8 c	1.5 a	1.9 a
Zone 5	**	++	**	++	2.8 c	++	2.9 c	++	2.9 b	++
Zone 6	++	**	**	**	2.5 c	2.1 c	++	**	2.3 c	2.2 c
Zone 7	n/s	n/s	++	1.1 a	1.1 a	0.6 a	**	**	0.3 b	2.7 a
St. Catharines-Niagara CMA	2.5 c	2.3 c	2.0 b	1.4 a	1.9 a	1.5 a	2.4 b	1.4 a	2.0 a	1.6 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor Oct-10	Bachelor Oct-11	1 Bedroom Oct-10	1 Bedroom Oct-11	2 Bedroom Oct-10	2 Bedroom Oct-11	3 Bedroom + Oct-10	3 Bedroom + Oct-11	Total Oct-10	Total Oct-11
St. Catharines-Niagara CMA										
Pre 1940	**	**	5.2 d	5.2 d	5.9 d	5.9 d	**	**	5.3 d	**
1940 - 1959	**	**	**	5.0 c	7.5 c	4.8 d	**	**	8.3 c	5.0 c
1960 - 1974	4.7 c	**	5.1 b	2.8 a	4.6 b	2.7 a	3.1 c	1.5	4.6 b	2.7 a
1975 - 1989	**	0.0 c	2.9 b	2.6 a	3.6 b	2.9 a	3.4 d	3.1 c	3.3 b	2.8 a
1990 - 1999	**	**	1.7 c	0.0 d	0.5 b	1.4 d	**	**	0.9 a	0.6 b
2000+	n/u	n/u	**	**	**	**	n/s	**	**	**
Total	4.3	5.0 d	4.7 b	3.2 b	4.4 a	3.1 b	3.7 c	3.2	4.4 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
St. Catharines-Niagara CMA										
Pre 1940	501 b	510 b	587 a	592 a	728 a	741 a	847 a	857 b	658 a	650 a
1940 - 1959	538 b	530 b	609 a	603 a	712 a	741 a	712 d	867 b	656 a	686 a
1960 - 1974	545 a	547 b	706 a	713 a	816 a	827 a	943 a	913 a	785 a	797 a
1975 - 1989	594 a	630 a	730 a	753 a	855 a	880 a	944 a	964 a	814 a	834 a
1990 - 1999	450 b	457 a	715 b	726 b	855 b	825 c	**	**	766 c	748 b
2000+	n/u	n/u	**	**	**	**	n/s	**	**	844 c
Total	528 a	555 a	689 a	699 a	817 a	833 a	918 a	926 a	769 a	785 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	5.3 d	5.0 d	5.4 d	**	**	5.3 c	5.1 d
6 to 19 Units	**	**	7.5 c	3.8 c	4.5 b	4.4 c	**	**	5.8 b	4.3 b
20 to 49 Units	**	9.2 c	3.3 b	4.1 a	3.2 b	2.8 a	1.6 a	1.5 a	3.1 b	3.4 a
50 to 99 Units	**	1.1 a	1.2 a	1.4 a	2.6 a	1.8 b	0.4 b	1.9 c	1.9 a	1.7 a
100+ Units	5.3 b	**	5.5 b	1.8 a	7.3 b	2.4 b	6.8 a	3.6 b	6.6 b	2.3 a
Total	4.3 c	5.0 d	4.7 b	3.2 b	4.4 a	3.1 b	3.7 c	3.2 c	4.4 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. Catharines Niagara CMA										
Size	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
St. Catharines-Niagara CMA										
3 to 5 Units	504 b	521 b	579 a	571 a	687 a	692 a	748 b	769 b	647 a	645 a
6 to 19 Units	517 a	527 b	625 a	638 a	737 a	751 a	904 b	873 a	686 a	705 a
20 to 49 Units	525 b	559 b	723 a	738 a	832 a	862 a	958 a	948 a	798 a	816 a
50 to 99 Units	515 c	575 a	763 a	773 a	897 a	892 a	1,022 a	1,001 a	849 a	852 a
100+ Units	604 a	653 a	752 a	777 a	875 a	908 a	1,022 a	1,058 a	841 a	876 a
Total	528 a	555 a	689 a	699 a	817 a	833 a	918 a	926 a	769 a	785 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines Niagara CMA										
Zone	**3-5**		**6-19**		**20-49**		**50-99**		**100+**	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	4.8 d	**	8.0 c	3.7 d	3.4 b	2.9 b	2.2 c	2.8 c	**	**
Zone 2	**	**	5.3 c	4.2 c	2.2 b	1.7	2.4 a	1.5 a	3.3 a	2.2 a
St. Catharines (Zones 1-2)	5.0 d	**	7.1 c	3.9 c	2.8 a	2.3 a	2.3 a	1.9 a	3.8 a	2.4 a
Zone 3	**	**	**	5.9 d	3.3 a	2.0 a	2.7 a	1.2 a	n/u	n/u
Zone 4	**	**	3.0 c	5.9 d	2.7 a	3.5 b	**	1.3 d	n/u	n/u
Niagara Falls (Zones 3-4)	**	**	6.4 c	5.9 c	2.8 a	3.1 b	1.9 b	1.2 a	n/u	n/u
Zone 5	**	**	3.1 c	1.8 c	3.6 d	6.6 c	**	**	**	**
Zone 6	5.5 d	7.5 c	5.4 b	4.8 d	1.0 a	2.3 b	**	**	n/u	n/u
Zone 7	3.2 d	**	**	**	**	**	**	**	n/s	**
St. Catharines-Niagara CMA	5.3 c	5.1 d	5.8 b	4.3 b	3.1 b	3.4 a	1.9 a	1.7 a	6.6 b	2.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
St. Catharines Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
St. Catharines-Niagara CMA										
LT $500	**	**	**	0.0 d	**	**	n/s	**	3.8 d	0.7 b
$500 - $599	**	5.8 d	**	2.0 c	**	**	**	**	**	2.7 c
$600 - $699	**	5.2 d	8.8 b	4.7 c	4.4 d	5.7 d	0.0 d	**	6.7 b	5.1 c
$700 - $799	5.9 d	**	4.0 b	3.3 b	6.4 c	4.7 b	**	**	5.3 b	3.8 b
$800 - $899	n/s	**	0.3 a	1.1 a	6.1 b	3.0 b	4.7 d	**	4.7 b	2.4 a
$900+	n/s	n/s	2.9 b	**	2.5 a	1.7 a	4.2 b	5.1 c	2.8 a	2.7 a
Total	4.3 c	5.0 d	4.7 b	3.2 b	4.4 a	3.1 b	3.7 c	3.2 c	4.4 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	**	n/u	1.0 a	5.0 a	5.0 a	3.1 a	2.5 a	3.8 a
St. Catharines (Zones 1-2)	**	**	**	n/u	1.0 a	5.0 a	4.4 a	2.9 a	2.4 a	3.6 a
Zone 3	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	6.7 b	**	6.2 b	3.8 c
Niagara Falls (Zones 3-4)	n/u	n/u	0.0 a	**	3.7 a	4.5 d	6.5 c	2.5 c	4.9 b	3.0 d
Zone 5	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Zone 6	n/u	n/u	n/u	n/u	**	**	11.1 a	**	7.1 a	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	29.2 a	0.0 a
St. Catharines-Niagara CMA	**	**	1.0 a	**	4.2 b	4.3 a	8.9 c	**	6.5 b	7.2 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	**	n/u	863 a	806 a	996 b	910 a	896 a	866 a
St. Catharines (Zones 1-2)	**	**	**	n/u	863 a	806 a	999 a	923 a	902 a	876 a
Zone 3	n/u	n/u	**	n/s	**	**	**	**	761 a	**
Zone 4	n/u	n/u	**	**	**	**	894 a	**	849 b	865 b
Niagara Falls (Zones 3-4)	n/u	n/u	**	**	765 a	748 a	890 b	910 c	831 b	839 b
Zone 5	n/u	n/u	n/s	n/s	**	n/s	776 c	**	760 c	**
Zone 6	n/u	n/u	n/u	n/u	**	**	900 a	**	866 a	**
Zone 7	n/u	n/u	n/u	n/u	**	n/s	**	n/s	833 a	n/s
St. Catharines-Niagara CMA	**	**	760 a	**	821 a	789 a	919 b	903 a	864 a	860 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	0	0	0	0	0	0	16	16	16	16
Zone 2	1	1	88	0	104	119	121	194	314	314
St. Catharines (Zones 1-2)	1	1	88	0	104	119	137	210	330	330
Zone 3	0	0	3	3	22	22	9	9	34	34
Zone 4	0	0	13	13	26	26	93	91	132	130
Niagara Falls (Zones 3-4)	0	0	16	16	48	48	102	100	166	164
Zone 5	0	0	8	8	6	6	169	183	183	197
Zone 6	0	0	0	0	10	10	18	18	28	28
Zone 7	0	0	0	0	16	16	8	8	24	24
St. Catharines-Niagara CMA	1	1	112	24	184	199	434	519	731	743

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	**	n/u	4.8 a	5.9 a	5.8 a	4.1 a	5.4 a	4.8 a
St. Catharines (Zones 1-2)	**	**	**	n/u	4.8 a	5.9 a	5.1 a	3.8 a	5.2 a	4.5 a
Zone 3	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	7.8 b	**	7.0 b	5.7 d
Niagara Falls (Zones 3-4)	n/u	n/u	0.0 a	**	3.7 a	4.5 d	7.5 c	5.0 d	5.5 c	4.5 d
Zone 5	n/u	n/u	n/s	n/s	**	n/s	**	**	**	**
Zone 6	n/u	n/u	n/u	n/u	**	**	11.1 a	**	7.1 a	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	29.2 a	0.0 a
St. Catharines-Niagara CMA	**	**	4.8 b	**	6.3 a	5.5 b	12.9 d	**	10.0 b	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1]
by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/s	n/u	**	-4.9 c	**	++	2.3 a	++
St. Catharines (Zones 1-2)	**	**	n/s	n/u	**	-4.9 c	**	++	2.8 a	++
Zone 3	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	1.3 a	**	1.9 b	0.7 a
Niagara Falls (Zones 3-4)	n/u	n/u	**	**	**	**	1.2 a	0.6 a	2.0 c	0.7 c
Zone 5	n/u	n/u	n/s	n/s	**	n/s	-0.4 b	**	-0.4 b	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	n/u	**	n/u	-1.2 a	n/u
St. Catharines-Niagara CMA	**	**	**	**	6.2 c	-3.6 d	0.7 b	++	1.1 a	0.6 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	2.2 c	**	6.2 b	3.8 c	4.1 c	3.2 c	5.4 c	4.2 d	5.0 b	3.7 b
Zone 2	6.1 c	6.5 c	2.1 a	1.3 a	3.4 b	2.8 a	4.3 b	3.1 b	3.1 a	2.5 a
St. Catharines (Zones 1-2)	3.8 c	**	3.9 b	2.5 a	3.7 b	3.0 a	4.5 b	3.3 c	3.9 a	2.9 a
Zone 3	**	**	3.9 d	2.9 c	6.4 c	2.3 c	0.0 d	**	5.5 c	2.7 b
Zone 4	3.2 d	**	0.6 a	5.7 c	2.7 a	2.4 b	4.0 c	5.3 d	2.4 a	3.7 b
Niagara Falls (Zones 3-4)	**	**	2.9 c	3.7 c	4.7 b	2.3 b	3.0 d	5.5 c	4.2 b	3.1 b
Zone 5	**	0.0 d	**	3.4 d	**	3.3 c	**	**	7.1 c	3.9 c
Zone 6	0.0 d	**	5.4 c	4.1 c	3.0 b	4.8 c	3.3 c	**	3.8 b	4.2 b
Zone 7	n/s	**	**	**	6.0 d	5.8 d	**	**	5.2 d	**
St. Catharines-Niagara CMA	4.3 c	5.0 d	4.7 b	3.2 b	4.4 a	3.2 b	5.1 b	4.3 c	4.5 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	529 a	548 a	685 a	684 a	820 a	808 a	934 a	909 a	744 a	743 a
Zone 2	597 a	640 a	754 a	766 a	887 a	898 a	1,051 a	1,018 a	854 a	869 a
St. Catharines (Zones 1-2)	556 a	587 a	722 a	725 a	863 a	868 a	1,032 a	997 a	811 a	820 a
Zone 3	494 b	490 b	658 a	674 a	807 a	821 a	865 b	885 b	743 a	759 a
Zone 4	474 b	529 a	708 a	724 a	804 a	835 a	871 a	889 b	789 a	811 a
Niagara Falls (Zones 3-4)	490 b	504 a	673 a	690 a	806 a	827 a	869 a	888 a	762 a	781 a
Zone 5	454 c	503 c	643 a	662 a	759 a	779 a	775 b	796 b	716 a	735 a
Zone 6	588 c	522 b	649 a	646 a	756 a	780 a	851 b	918 a	725 a	736 a
Zone 7	n/s	n/s	619 a	675 a	740 a	791 a	874 a	852 b	708 a	761 a
St. Catharines-Niagara CMA	528 a	555 a	691 a	699 a	817 a	832 a	918 a	921 a	773 a	788 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	198	189	1,509	1,470	1,329	1,381	110	116	3,146	3,156
Zone 2	119	111	1,718	1,634	2,630	2,665	599	679	5,066	5,089
St. Catharines (Zones 1-2)	317	300	3,227	3,104	3,959	4,046	709	795	8,212	8,245
Zone 3	62	64	644	652	1,103	1,109	69	69	1,878	1,894
Zone 4	19	19	313	300	872	843	227	219	1,431	1,381
Niagara Falls (Zones 3-4)	81	83	957	952	1,975	1,952	296	288	3,309	3,275
Zone 5	89	90	1,003	1,007	1,401	1,396	447	460	2,940	2,953
Zone 6	47	52	478	513	877	904	112	114	1,514	1,583
Zone 7	9	10	257	179	310	304	34	36	610	529
St. Catharines-Niagara CMA	543	535	5,922	5,755	8,521	8,602	1,598	1,693	16,585	16,585

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1	4.2 d	**	7.7 b	5.4 b	6.6 b	5.6 c	6.3 c	5.9 d	6.9 b	5.6 b
Zone 2	11.2 c	7.4 c	4.6 a	3.6 a	5.5 a	4.6 a	6.5 b	5.0 b	5.5 a	4.4 a
St. Catharines (Zones 1-2)	7.0 c	**	6.0 a	4.5 b	5.9 a	4.9 a	6.5 b	5.2 b	6.0 a	4.9 a
Zone 3	**	**	5.5 c	3.4 c	7.3 b	4.3 c	**	**	6.8 b	4.3 c
Zone 4	**	**	1.3 a	8.5 b	4.4 b	4.4 c	4.5 c	7.0 c	3.7 b	5.8 b
Niagara Falls (Zones 3-4)	**	**	4.1 c	5.0 b	6.0 b	4.3 b	4.1 c	7.1 c	5.5 b	4.9 b
Zone 5	**	0.0 d	**	5.5 d	7.5 c	6.8 c	**	**	8.5 c	8.6 c
Zone 6	0.0 d	**	7.6 b	5.1 c	3.6 b	6.9 c	4.1 c	**	4.9 b	5.8 b
Zone 7	n/s	**	**	**	**	**	**	**	**	8.7 c
St. Catharines-Niagara CMA	6.7 c	**	6.3 a	5.0 a	6.0 a	5.4 a	7.4 b	9.6 c	6.3 a	5.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1]
by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1	++	3.0 d	1.1 d	1.9 c	1.1 a	1.0 d	++	3.4 d	1.0 a	2.1 b
Zone 2	2.1 b	1.6 c	2.9 b	1.7 b	2.5 b	2.1 a	3.3 c	1.4 a	2.7 a	1.8 a
St. Catharines (Zones 1-2)	1.9 c	2.0 c	2.2 b	1.8 b	2.0 b	1.7 b	2.6 b	1.8 b	2.1 a	1.9 a
Zone 3	2.3 b	++	2.7 b	++	2.0 b	2.3 b	3.6 c	++	2.0 b	2.2 b
Zone 4	++	**	++	1.8 c	1.0 a	1.4 a	0.9 d	2.2 b	0.9 a	1.4 a
Niagara Falls (Zones 3-4)	++	**	1.8 b	++	1.6 b	1.9 b	1.7 c	1.6 c	1.5 b	1.8 a
Zone 5	**	++	**	++	2.7 c	++	2.2 c	++	2.5 b	++
Zone 6	++	**	**	**	2.6 c	2.0 c	++	**	2.3 c	2.2 c
Zone 7	n/s	n/s	++	1.1 a	1.0 a	0.6 a	1.4 a	**	++	2.7 a
St. Catharines-Niagara CMA	2.5 c	2.3 c	2.0 b	1.4 a	2.0 a	1.4 a	2.3 b	1.3 a	2.0 a	1.5 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

• Rented single-detached houses.
• Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
• Rented freehold row/town homes.
• Rented duplex apartments (i.e.. one-above-other).
• Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
• Rented condominiums (can be any dwelling type but are primarily apartments).
• One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

• A Household Rent Survey of all households to collect information about rents.
• A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
• A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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